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WARRANTY DEED
Corporate Grantor
KNOW ALL MEN BY THESE PRESENTS,

That FSD ASSOCIATES, INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and Other Valuable Consideration paid by BONNIE J. SHULMAN and STEPHANIE J. SHULMAN of 1687 Commonwealth Avenue, Brighton, Massachusetts, 02135 with warranty covenants in joint tenancy and not as tenants in common, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

THE UNIT known and designated as Unit #3 in RIDGEWOOD WEST CONDOMINIUMS located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Melvin Beck, Professional Engineer, entitled "Ridgewood West Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87232. Specific reference is made to the RIDGEWOOD WEST CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 3, 1987 and is recorded in said Registry of Deeds in Book 3280, Page 162, with Amendment to this Declaration dated March 4, 1988 and recorded in Book 3321, Page 187, and the same are incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87233 through #E-87236.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

IN WITNESS WHEREOF, the said FSD ASSOCIATES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert F. Nardi, its President, thereunto duly authorized, this 1st day of April, 1988.

FSD ASSOCIATES, INC.

By

Robert F. Nardi
President

SEAL

STATE OF MAINE
COUNTY OF KENNEBEC

DATED: April 1, 1988.

Then personally appeared the above named Robert F. Nardi, President of said FSD ASSOCIATES, INC. as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Corporation.

Before me,

Robert E. York
Notary Public
Print Name ROBERT E. YORK

SEAL

RECEIVED KENNEBEC SS.

1988 APR -5 AM 10:30

ATTEST: *Thomas Paul Nardi*
REGISTER OF DEEDS